



Spring Valley Town Advisory Board

Desert Breeze Community Center

8275 W. Spring Mountain Rd

Las Vegas, NV 89117

November 10, 2020

6:30pm

AGENDA

Note:

- Social distancing will be practiced during this meeting. You will be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees.
- Items on the agenda may be taken out of order.
- The Board/Council may combine two (2) or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Carmen Hayes at 702-371-7991 or chaves70@yahoo.com is/will be available on the County's website at www.clarkcountynv.gov.

Board/Council Members: Darby Johnson, Jr. – Chair
Angie Heath Younce
Rodney Bell

Yvette Williams – Vice Chair
Catherine Godges

Secretary Carmen Hayes, 702-371-7991 chaves70@yahoo.com

County Liaison(s): Mike Shannon 702-455-8338 mds@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, and County Staff Introductions
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.
- III. Approval of Minutes for October 27, 2020. (For possible action)

BOARD OF COUNTY COMMISSIONERS
MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
LARRY BROWN • JAMES B. GIBSON • JUSTIN C. JONES • MICHAEL NAFT • TICK SEGERBLOM
YOLANDA T. KING, County Manager

IV. Approval of the Agenda for November 10, 2020 and Hold, Combine, or Delete any Items. (For possible action)

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events. (for discussion)

- Applications are available until November 12, 2020 for appointments by the Clark County Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2-year) term beginning January 2021.

VI. Planning and Zoning

1. **UC-20-0413-CHURCH DEBREGENET MEDHANEALEM ETHIOPIAN ORTHODOX T: USE PERMITS** for the following: 1) place of worship; and 2) increase the height of ornamental spires and domes.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards. **DESIGN REVIEW** for a place of worship on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Santa Margarita Street (alignment) and the south side of Quail Avenue (alignment) within Spring Valley. MN/md/jd (For possible action) 11/03/20 PC

2. **VS-20-0414-MONTESTAR DEVELOPMENT, LLC:** **VACATE AND ABANDON** easements of interest to Clark County located between Peace Way and Paseo Ranchero Court, and between Juliano Road (alignment) and Laguna Vista Street within Spring Valley (description on file). MN/al/jd (For possible action) 11/04/20 BCC

3. **WC-20-400114 (ZC-0078-06) -MONTESTAR DEVELOPMENT, LLC:** **WAIVER OF CONDITIONS** of a zone change requiring a maximum of 23 lots for a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al /jd (For possible action) 11/04/20 BCC

4. **WS-20-0411-MONTESTAR DEVELOPMENT, LLC:** **WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increased wall height; and 2) reduced street intersection off-set.

DESIGN REVIEWS for the following: 1) single family residential development; 2) allow hammerhead streets; and 3) increased finished grade for lots within a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action) 11/04/20 BCC

5. **TM-20-500141-MONTESTAR DEVELOPMENT, LLC:**
TENTATIVE MAP consisting of 40 single family lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al /jd (For possible action) **11/04/20 BCC**

6. **VS-20-0433-DEBREGNET MEDHANEALEM ETHIOPIAN ORTHODOX CHURCH:**
VACATE AND ABANDON easements of interest to Clark County located between Quail Avenue and Oquendo Road and between Santa Margarita Street and Redwood Street (alignment) within Spring Valley (description on file). MN/jor/jd (For possible action) **11/17/20 PC**

7. **UC-20-0441-SILVAGGIO ALBERT A & I W TRS & AMERICANA-MARTIN, LLC:**
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate an on-site walkway; 2) reduce landscaping; 3) allow non-standard improvements in the right-of-way; and 4) alternative driveway geometrics.
DESIGN REVIEW for a mini-warehouse facility on 3.9 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue, the west side of Monte Cristo Way, and the north side of Laredo Street within Spring Valley. JJ/jt/jd (For possible action) **11/18/20 BCC**

8. **VS-20-0389-SILVAGGIO ALBERT A & I W TRS:**
VACATE AND ABANDON a portion of a right-of-way being Monte Cristo Way located between Sahara Avenue and Laredo Street within Spring Valley (description on file). JJ/jt/jd (For possible action) **11/18/20 BCC**

9. **DR-20-0426-CHURCH ROMAN CATHOLIC LAS VEGAS:**
DESIGN REVIEW for a parking lot expansion and an accessory structure in conjunction with a place of worship on 4.1 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Torrey Pines Drive and the south side of Tropicana Avenue within Spring Valley. MN/nr/jd (For possible action) **12/01/20 PC**

10. **UC-20-0461-JONES TECO, LLC:**
USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.
DESIGN REVIEWS for the following: 1) a mini-warehouse facility with boat and RV storage; and 2) increased finish grade on 5.0 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Teco Avenue and Jones Boulevard within Spring Valley. MN/al/jd (For possible action) **12/01/20 PC**

11. **WS-20-0459-EGBERT, ANNETTE & DENNIS:**
WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone. Generally located on the east side of Red Rock Street, approximately 300 feet north of Oakey Boulevard within Spring Valley. JJ/sd/ja (For possible action) **12/01/20 PC**

12. **DR-20-0392-FAVELA ERASMO:**
DESIGN REVIEW for increased finished grade for future single family residences on 3.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone. Generally located on the south side of Coley

Avenue and the east side of Red Rock Street within Spring Valley. JJ/sd/jd (For possible action) 12/02/20 BCC

13. **DR-20-0464-RUSSELL MINI STORAGE PARTNERS, LLC:**
DESIGN REVIEW for lighting in conjunction with an existing mini-warehouse facility on 2.4 acres in a C-1 (Local Business) Zone in the CMA (Design Overlay District). Generally located on the east side of Durango Drive and the south side of Russell Road within Spring Valley. MN/jor/ja (For possible action) 12/02/20 BCC
14. **WC-20-400122 (NZC-18-0244) -PICERNE SUNSET, LLC:**
WAIVER OF CONDITIONS of a zone change requiring a 10 foot wide landscape area with intense landscaping per Figure 30.64-12 along the south and west property lines for an approved multiple family development on 10.6 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District. Generally located on the south side of Sunset Road and the west side of Cimarron Road within Spring Valley. MN/bb/ja (For possible action) 12/02/20 BCC
15. **ZC-20-0450-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS:**
ZONE CHANGE to reclassify 0.9 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.
WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) alternative landscaping; and 3) alternative driveway geometrics.
DESIGN REVIEWS for the following: 1) an office complex; and 2) alternative parking lot landscaping for an office complex in the CMA Design Overlay District. Generally located on the east side of Fort Apache Road, 300 feet south of Peace Way within Spring Valley (description on file). JJ/al/ja (For possible action) 12/02/20 BCC

VII. General Business

1. None.

VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Board/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Board/Council by majority vote.

IX. Next Meeting Date: November 24, 2020.

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Desert Breeze Community Center, 8275 W. Spring Mountain Rd.

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov>

BOARD OF COUNTY COMMISSIONERS

MARILYN KIRKPATRICK, Chair • LAWRENCE WEEKLY, Vice Chair
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YOLANDA T. KING, County Manager



Spring Valley Town Advisory Board

October 27, 2020

MINUTES

Board Members: Darby Johnson, Jr. – Chair PRESENT Yvette Williams – Vice Chair EXCUSED
 Angie Heath Younce PRESENT Catherine Godges PRESENT
 Rodney Bell EXCUSED

Secretary: Carmen Hayes, 702 371-7991, chaves@yahoo.com PRESENT

County Liaison: Mike Shannon, 702 455-8338, mds@clarkcountynv.gov PRESENT

I. Call to Order, Pledge of Allegiance and Roll Call

Darby Johnson called the meeting to order at 6:30 pm
Nicole Russell, Current Planner

II. Public Comment

- **None**

III. Approval of **October 13, 2020 Minutes**

Motion by: **Angie Heath Younce**
Action: **Approved as published**
Vote: **3/0 Unanimous**

IV. Approval of Agenda for **October 27, 2020**

Motion by: **Angie Heath Younce**
Action: **Approved with changes noted**
Vote: **3/0 Unanimous**

V. Informational Items

1. Announcements of upcoming meetings and County and community meetings and events. (for discussion)
 - **Mike Shannon announced applications are available until November 12, 2020 for appointments by the Clark County Board of County Commissioners to serve on the Spring Valley Town Advisory Board for a two-year (2-year) term beginning January 2021.**

- **Mike Shannon encouraged attendees to make formal comments and recommendations regarding future development in Clark County at www.transformclarkcounty.com**

VI Planning & Zoning

1. **UC-20-0413-CHURCH DEBREGENET MEDHANEALEM ETHIOPIAN ORTHODOX T:**
USE PERMITS for the following: **1)** place of worship; and **2)** increase the height of ornamental spires and domes.
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.
DESIGN REVIEW for a place of worship on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District. Generally located on the east side of Santa Margarita Street (alignment) and the south side of Quail Avenue (alignment) within Spring Valley. MN/md/jd (For possible action) **11/03/20 PC**

Motion by: **Darby Johnson**

Action: **HOLD** to the November 10, 2020 Spring Valley TAB meeting per applicant's request.

Vote: **3/0 Unanimous**

2. **VS-20-0414-MONTESTAR DEVELOPMENT, LLC:**
VACATE AND ABANDON easements of interest to Clark County located between Peace Way and Paseo Ranchero Court, and between Juliano Road (alignment) and Laguna Vista Street within Spring Valley (description on file). MN/al/jd (For possible action) **11/04/20 BCC**

Motion by: **Darby Johnson**

Action: **HOLD** to the November 10, 2020 Spring Valley TAB meeting per applicant's request.

Vote: **3/0 Unanimous**

3. **WS-20-0411-MONTESTAR DEVELOPMENT, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased wall height; and **2)** reduced street intersection off-set.
DESIGN REVIEWS for the following: **1)** single family residential development; **2)** allow hammerhead streets; and **3)** increased finished grade for lots within a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action) **11/04/20 BCC**

Motion by: **Darby Johnson**

Action: **HOLD** to the November 10, 2020 Spring Valley TAB meeting per applicant's request.

Vote: **3/0 Unanimous**

4. **WC-20-400114 (ZC-0078-06) -MONTESTAR DEVELOPMENT, LLC:**
WAIVER OF CONDITIONS of a zone change requiring a maximum of 23 lots for a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action) **11/04/20 BCC**

Motion by: **Darby Johnson**

Action: **HOLD** to the November 10, 2020 Spring Valley TAB meeting per applicant's request.

Vote: **3/0 Unanimous**

5. **TM-20-500141-MONTESTAR DEVELOPMENT, LLC:**
TENTATIVE MAP consisting of 40 single family lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District. Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al /jd (For possible action) **11/04/20 BCC**

Motion by: **Darby Johnson**

Action: **HOLD** to the November 10, 2020 Spring Valley TAB meeting per applicant's request.

Vote: **3/0 Unanimous**

6. **VS-20-0433-DEBREGNET MEDHANEALEM ETHIOPIAN ORTHODOX CHURCH:**
VACATE AND ABANDON easements of interest to Clark County located between Quail Avenue and Oquendo Road and between Santa Margarita Street and Redwood Street (**alignment**) within Spring Valley (description on file). MN/jor/jd (For possible action) **11/17/20 PC**

Motion by: **Darby Johnson**

Action: **HOLD** to the November 10, 2020 Spring Valley TAB meeting per applicant's request.

Vote: **3/0 Unanimous**

7. **NZC-20-0427-RAINBOW 26, LLC:**
ZONE CHANGE to reclassify 3.9 acres from C-1 (Local Business) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.
USE PERMIT for retail as a primary use.
DESIGN REVIEW for an office/warehouse complex with 2 future retail pad sites in the CMA Design Overlay District. Generally located on the east side of Rainbow Boulevard and the north side of Oquendo Road within Spring Valley (description on file). MN/rk/jd (For possible action) **11/17/20 PC**

Motion by: **Angie Heath Younce**

Action: **DENY**

Vote: **3/0 Unanimous**

8. **UC-20-0441-SILVAGGIO ALBERT A & I W TRS & AMERICANA-MARTIN, LLC:**
USE PERMIT for a mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1) eliminate an on-site walkway; 2) reduce landscaping; 3) allow non-standard improvements in the right-of-way; and 4) alternative driveway geometrics.**
DESIGN REVIEW for a mini-warehouse facility on 3.9 acres in a C-1 (Local Business) Zone. Generally located on the south side of Sahara Avenue, the west side of Monte Cristo Way, and the north side of Laredo Street within Spring Valley. JJ/jt/jd (For possible action) **11/18/20 BCC**

Motion by: **Darby Johnson**

Action: **HOLD** to the November 10, 2020 Spring Valley TAB meeting per applicant's request.

Vote: **3/0 Unanimous**

9. **VS-20-0389-SILVAGGIO ALBERT A & I W TRS:**
VACATE AND ABANDON a portion of a right-of-way being Monte Cristo Way located between Sahara Avenue and Laredo Street within Spring Valley (description on file). JJ/jt/jd (For possible action) **11/18/20 BCC**

Motion by: **Darby Johnson**

Action: **HOLD** to the November 10, 2020 Spring Valley TAB meeting per applicant's request.

Vote: **3/0 Unanimous**

VII General Business

1. Nominate an Alternate for the 2020/2021 Community Development Advisory Committee (CDAC)

Motion by: **Angie Heath Younce**

Action: **Appoint** Darby Johnson as the Spring Valley Town Advisory Board alternate on the Community Development Advisory Committee (CDAC) for 2020/2021.

Vote: **3/0 Unanimous**

VIII Public Comment

A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

- **None**

IX. Next Meeting Date

The next regular meeting will be **November 10, 2020** at 6:30pm

X Adjournment

Motion by: **Darby Johnson**

Action: **Adjourn**

Vote: **3/0 Unanimous**

The meeting was adjourned at 7:12 p.m.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Desert Breeze Community Center, 8275 W. Spring Mountain Rd.

Helen Meyer Community Center, 4525 New Forest Dr.

Spring Valley Library, 4280 S. Jones

West Flamingo Senior Center, 6255 W. Flamingo

<https://notice.nv.gov/>

11/03/20 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

QUAIL AVE/SANTA MARGARITA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0413-CHURCH DEBREGNET MEDHANEALEM ETHIOPIAN ORTHODOX T:

USE PERMITS for the following: 1) place of worship; and 2) increase the height of ornamental spires and domes.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEW for a place of worship on 2.5 acres in an R-E (Rural Estates Residential) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the east side of Santa Margarita Street (alignment) and the south side of Quail Avenue (alignment) within Spring Valley. MN/md/jd (For possible action)

RELATED INFORMATION:

APN:

163-35-101-010

USE PERMITS:

1. Permit a place of worship.
2. Increase the height of proposed ornamental spires and domes to 65 feet where a maximum height of 35 feet is permitted per Table 30.40-1 (an 85.7% increase).

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for a commercial driveway along Santa Margarita Street (alignment) to 15 feet where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (an 85% reduction).

LAND USE PLAN:

SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Place of worship
- Number of Stories: 2 (place of worship and multi-purpose building)
- Building Height (feet): Up to 65 (place of worship)/35 (multi-purpose building)
- Square Feet: 7,925 (place of worship)/5,068 (multi-purpose building)

- Parking Required/Provided: 131/140

Site Plans

The plans depict a proposed 2 story place of worship and a 2 story multi-purpose building, which will exclusively be utilized as an accessory use for the church in addition to living quarters for clergymen. The place of worship is set back 88 feet from the west property line along Santa Margarita Street (alignment), 83 feet from the north property line along Quail Avenue (alignment), and 88 feet and 150 feet from the east and south property lines, respectively. The multi-purpose building is set back 113 feet from the west property line, 168 feet from the north property line, and 78 feet and 81 feet from the east and south property lines, respectively. The place of worship and multi-purpose buildings are centrally located within the project site. A 5 foot wide attached sidewalk is proposed along Santa Margarita Street and Quail Avenue. A 5 foot wide pedestrian walkway connects the place of worship to the attached sidewalk along Santa Margarita Street. The required trash enclosure is located at the southeast corner of the multi-purpose building and is set back 70 feet from the east property line and 61 feet from the south property line. Bicycle parking spaces are located at the southwest corner of the place of worship. The proposed development requires 131 parking spaces where 140 parking spaces are required. Access to the project site is granted via a commercial driveway along Santa Margarita Street, where a minimum throat depth of 15 feet is provided necessitating the waiver of development standards request. The driveway located on Quail Avenue is designated as a one-way, exit only driveway, eliminating any potential conflicts with vehicular traffic from this alignment.

Landscaping

The plans depict a proposed 6 foot wide landscape area, including 5 foot wide attached sidewalks along Santa Margarita Street and Quail Avenue. Twenty-four inch box trees are planted 20 feet on center along both street alignments, including shrubs and groundcover. Interior parking lot landscaping is equitably distributed throughout the site. A 10 foot wide intense landscape buffer per Figure 30.64-12, including a double row of 24 inch box evergreen trees, are planted 10 feet on center along the south and east property lines. A 6 foot high decorative CMU block wall will also be provided along the south and east property lines.

Elevations

The height of the place of worship is 35 feet to the top of the parapet walls. A special use permit is requested to increase the overall height to 56 feet to the top of the main dome and 65 feet to the Coptic Cross on the main dome. There are also 2 additional domes at a height of 42 feet to the top of the crosses located on the western portion of the main structure. The height of place of worship complies with the height setback ratio specified within Code, as an intense landscape buffer per Figure 30.64-12 is proposed along the east property line. The building materials for the place of worship consist of a decorative metal dome and standing seam metal roof, exterior stucco finish, aluminum window frames, and decorative tile wainscoting.

The multi-purpose building has an overall height of 35 feet to the top of the roof ridge line with the main portion of the structure at a height of 28 feet to the top of the parapet wall. The building materials for the multi-purpose building consist of a decorative standing seam metal roof, exterior stucco finish, aluminum window frames, and decorative tile wainscoting. All rooftop mechanical equipment will be screened from public view by parapet walls on both

structures. The place of worship and multi-purpose buildings consist of neutral, earth-tone colors.

Floor Plans

The place of worship consists of an overall area of 7,925 square feet. The first level measures 6,047 square feet in area and features the primary sanctuary area for religious services. Restroom facilities, control room, cry room, kitchen, electrical room, storage room, and miscellaneous other rooms are also located on the first floor. The second level of the place of worship consists of 1,878 square feet featuring classrooms and offices, with an additional 288 square foot indoor balcony area.

The multi-purpose building consists of an overall area of 5,068 square feet. The first level of the building measures 4,042 square feet, which includes a 2,208 square foot activity area, church offices, a classroom, kitchen, storage room, and restroom facilities. The second level consists of 1,026 square feet of living quarters for religious clergy.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the place of worship is designed with elevations with classic Orthodox architecture including domes with Coptic Crosses atop the domes. Worship services are on Thursdays and Sundays from 5:00 a.m. to 11:00 a.m. and occasionally to noon. The maximum capacity for the place of worship is 196 congregants. Activities in the social hall will not take place at the same time as worship services so the additional parking provided for the multi-purpose building is available during worship services. The multi-purpose building will be used exclusively as an accessory use for the place of worship and its associated activities, and will not be rented out to outside groups or individuals not affiliated with the church.

The parking spaces located along the south side of the property are set back approximately 50 feet from Santa Margarita Street, minimizing any potential vehicular conflicts with on-site traffic movement. In addition, there is 17.5 feet of landscaping abutting the north side of the driveway before encountering parking spaces minimizing potential conflicts.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional, Commercial General, and Public Facilities	R-E	Undeveloped, single family residential, & Nevada Energy substation
South & East	Rural Neighborhood Preservation & (up to 2 du/ac), and Open Land (up to 1 du/10 ac)	R-E	Undeveloped & single family residential
West	Commercial General	C-1	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Use Permit #1

With appropriate building siting, proper building massing and scale, required parking, and appropriate buffering; a place of worship can be consistent and compatible with residential neighborhoods in accordance with Title 30 and the Comprehensive Master Plan. Other places of worship have been approved and developed in residential areas with little or no adverse impact to the community. Staff does not have an issue with the proposed use; therefore, can support the request. However, staff is concerned with the design and overall height of the place of worship.

Use Permit #2

Urban Specific Policy 10 from the Comprehensive Master Plan encourages site designs to be compatible with adjacent land uses, especially when the adjacent land use is a lower density or intensity. Urban Specific Policy 19 states scale relationships between buildings and adjacent developments should be carefully considered. Furthermore, building heights should be transitioned so any structure adjacent to a residential use is of similar height. The existing single family residences within the immediate area, including the residential development to the north and southeast of the project site are predominantly 1 story structures not exceeding 35 feet in height. The increase in height to the ornamental spire and dome features associated with the place of worship are not compatible with the height of the existing residences within the surrounding neighborhood. Additionally, the proposed height increase does not comply with Urban Specific Policies 10 and 19; therefore, staff cannot support this request.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Design Review

Staff finds the architecture and height of the proposed place of worship is not designed to minimize impacts to the surrounding residential area. The existing single family residential development to the southeast and north consist of single story homes. The overall design and height of the proposed structure are not consistent or compatible with the abutting residential and

commercial development. The proposed place of worship will be the tallest building within the immediate area. Urban Specific 19 states scale relationships between buildings and adjacent developments should carefully be considered. Varying building heights, breaking-up the mass of a building, and shifting building placement can provide appropriate transitions between differing building scales and intensities. Building heights should be transitioned so any structure adjacent to a residential use is of similar height. Building heights should also vary with lower building heights adjacent to streets and surrounding residential uses to reduce the perceived mass of buildings. Staff is concerned with the bulk and mass of the building, as it relates to the existing single family residences to the southeast. Although the perimeter landscaping surrounding the project site meets Code requirements, staff cannot support the overall design of the place of worship as it does not meet several of the design goals and policies of the Comprehensive Master Plan. Therefore, staff recommends denial.

Public Works - Development Review

Waiver of Development Standards

Staff finds that with the Santa Margarita driveway being the only full movement driveway and only ingress point to the site, this will become a safety issue. During peak times when services are offered, there will be no adequate way to minimize driver confusion or prevent stacking in the public right-of-way. Therefore, staff cannot support this request.

Staff Recommendation

Approval of use permit #1; denial of use permit #2, waiver of development standards, and design review.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Santa Margarita Street, 30 feet for Quail Avenue, and associated spandrel.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0368-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CHURCH DEBREGNET MEDHANEALEM ETHIOPIAN ORTHODOX T
CONTACT: JOHN VORNSAND, 62 SWAN CIRCLE, HENDERSON, NV 89074

DRAFT

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11/04/20 BCC AGENDA SHEET

EASEMENTS
(TITLE 30)

PEACE WY/JULIANO RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0414-MONTESTAR DEVELOPMENT, LLC:

VACATE AND ABANDON easements of interest to Clark County located between Peace Way and Paseo Ranchero Court, and between Juliano Road (alignment) and Laguna Vista Street within Spring Valley (description on file). MN/al/jd (For possible action)

RELATED INFORMATION:

APN:
163-20-701-003

LAND USE PLAN:
SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

The applicant is proposing to develop the site as a single family residential development. The request is to vacate 33 foot wide patent easements located along the boundaries of the parcel. The applicant indicates these easements are not necessary for the development of the site and that any required dedications for rights-of-way or utility easements will be provided with the future subdivision map for the development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0078-06	Reclassified the site to R-2 zoning for a single family residential development	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Clifford Lawrence Middle School
South, East & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

Related Applications

Application Number	Request
WS-20-0411	A waiver of development standards for a single family residential development with waivers to increase wall height and reduce street intersection off-set is a companion item on this agenda.
WC-20-400114 (ZC-0078-06)	Waive a condition of a zone change limiting the number of lots on this site to 23 is a companion item on this agenda.
TM-20-500141	Tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of patent easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 35 feet to the back of curb for Peace Way;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent

Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WILLIAM LYON HOMES

CONTACT: KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120

DRAFT

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11/04/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

PEACE WY/JULIANO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-20-400114 (ZC-0078-06) -MONESTAR DEVELOPMENT, LLC:

WAIVER OF CONDITIONS of a zone change requiring a maximum of 23 lots for a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al /jd (For possible action)

RELATED INFORMATION:

APN:

163-20-701-003

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5 gross
- Number of Lots: 40
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,300/4,822
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 1,649 to 2,002
- Open Space Required/Provided: 0/16,115 square feet

Request and Site Plan

The site was reclassified to the R-2 zone by ZC-0078-06 in February 2006 for a single family residential development. ZC-0078-06 was approved with a condition limiting the number of residential lots on the parcel to a maximum of 23 lots. The applicant has submitted an application to develop this site as a single family residential development consisting of 40 lots.

The plan for the proposed project depicts a single family residential development consisting of 40 lots on 5 gross acres with a density of 8 dwelling units per acre. Access to the development is provided from Peace Way and none of the lots within the development have direct access to Peace Way. The lots will take access from 43 foot wide private streets and the plans depict a 4 foot wide sidewalk will be provided on 1 side of the private streets. The plan depicts 1 street going from the entrance of the subdivision and traveling to the southern portion of the site. There will be 3 hammerhead streets on the western portion of the site and 1 stub street located on the southeast corner of the site. The plans depict 7 common lots with a total area of 16,115 square feet that are used for landscape areas, open space and easements.

Landscaping

A minimum 15 foot wide landscape area with a detached sidewalk is depicted along Peace Way. The landscape areas will consist of trees, shrubs, and groundcover. Along the side street of the corner lots within the development a minimum 6 foot wide landscape area will be provided consisting of trees, shrubs, and groundcover.

Elevations

The proposed homes will be 2 stories with a maximum height of approximately 25 feet. Each home model has a pitched roof with concrete tile roofing material with the exterior of the homes having a stucco finish painted in earth tone colors. There are options to also provide a stone or brick veneer to the exterior of the homes.

Floor Plans

The homes will be between 1,649 square feet and 2,002 square feet in area. Each home will have a 2 car garage and 3 bedrooms.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0078-06:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.
- Maximum of 23 lots;
- Work with neighbors on the wall for the south property line to address the look of the wall.

Civil Engineering

- Right-of-way dedication to include 40 feet for Peace Way;
- Drainage study and compliance;
- Full off-site improvements;
- All applicable vacations to be recordable prior to building permit issuance or applicable map submittal.

Applicant's Justification

The applicant indicates that development trends within this portion of the Spring Valley Township have changed in the 14 years since the above referenced zone change was approved, with an emphasis toward affordable single family residential development. There are similar existing R-2 small lot developments surrounding the adjacent Tiburon subdivision: to the west (Tiburon 2 Phase 2), east (Day Spring and Daysprings 2, Day Star), and south (Bridgeport Townhomes and Travina 2 Phase 1). There is a similar existing development to the north (Durango Rochelle West Unit 1) which is adjacent to the school site. The Tiburon subdivision is also adjacent to R-3, commercial and public facility zoning, which could be more intensive than the proposed R-2. This community will provide for a distinct residential enclave that meets the needs of today's home buyers by providing a community aligned with the core goals of affordable transitional single family residential development. This proposed community will conform to the development trends within the area while providing new housing opportunities for buyers seeking non-rural lots in the southwest portion of the Las Vegas Valley.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0078-06	Reclassified the site to R-2 zoning for a single family residential development	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Clifford Lawrence Middle School
South, East & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

Related Applications

Application Number	Request
WS-20-0411	A waiver of development standards for a single family residential development with waivers to increase wall height and reduce street intersection off-set is a companion item on this agenda.
VS-20-0414	Vacate and abandon easements of interest is a companion item on this agenda.
TM-20-50041	Tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

This site was reclassified to the R-2 zone by ZC-0078-06 in February 2006. The Board of County Commissioners (BCC) approved this zone change with a condition to limit the number of lots on this site to a maximum of 23. This condition was placed on the site by the BCC due to concerns with how development on this site would impact the adjacent R-1 zoned single family residential developments located along 3 sides of the site. The limit on the number of lots on this site was intended to provide a development that was more compatible and in character with the existing adjacent development. Staff finds that this condition has not changed and does not support this request.

Staff Recommendation

Denial.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

If approved:

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: WILLIAM LYON HOMES

**CONTACT: KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120**

11/04/20 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

PEACE WY/JULIANO RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0411-MONTESTAR DEVELOPMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; and 2) reduced street intersection off-set.

DESIGN REVIEWS for the following: 1) single family residential development; 2) allow hammerhead streets; and 3) increased finished grade for lots within a single family residential development on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al/jd (For possible action)

RELATED INFORMATION:

APN:
163-20-701-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height up to 19 feet (6 foot screen wall with a 13 foot retaining wall) where a maximum of 9 feet (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 111% increase).
2. Reduce the street intersection off-set to 113 feet where a minimum of 125 feet is required per Section 30.52.052 (a 9.6% reduction).

DESIGN REVIEWS:

1. Single family residential development.
2. Permit the use of hammerhead streets where the radius bulb cul-de-sac design is the County preferred turnaround per Section 30.56.080.
3. Increased finished grade for a single family residential development to 156 inches (13 feet) where a maximum of 18 inches is the standard per Section 30.52.040 (a 1,100% increase).

LAND USE PLAN:
SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5 gross
- Number of Lots: 40
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,300/4,822
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 1,649 to 2,002
- Open Space Required/Provided: 0/16,115 square feet

Site Plans

The plan depicts a single family residential development consisting of 40 lots on 5 gross acres with a density of 8 dwelling units per acre. Access to the development is provided from Peace Way and none of the lots within the development have direct access to Peace Way. The lots will take access from 43 foot wide private streets and the plans depict a 4 foot wide sidewalk will be provided on 1 side of the private streets. The plan depicts 1 street going from the entrance of the subdivision and traveling to the southern portion of the site. There will be 3 hammerhead streets on the western portion of the site and 1 stub street located on the southeast corner of the site. The plans depict 7 common lots with a total area of 16,115 square feet that are used for landscape areas, open space and easements.

Landscaping

A minimum 15 foot wide landscape area with a detached sidewalk is depicted along Peace Way. The landscape areas will consist of trees, shrubs, and groundcover. Along the side street of the corner lots within the development a minimum 6 foot wide landscape area will be provided consisting of trees, shrubs, and groundcover.

Elevations

The proposed homes will be 2 stories with a maximum height of approximately 25 feet. Each home model has a pitched roof with concrete tile roofing material with the exterior of the homes having a stucco finish painted in earth tone colors. There are options to also provide a stone or brick veneer to the exterior of the homes.

Floor Plans

The homes will be between 1,649 square feet and 2,002 square feet in area. Each home will have a 2 car garage and 3 bedrooms.

Applicant's Justification

The applicant indicates that the proposed development is in compliance with the density and intensity of the planned land use for the area, Residential Suburban up to 8 dwelling units per acre. The design uses hammerhead streets as opposed to the County's preferred radius bulb cul-de-sac because the large bulb on a cul-de sac is not conducive to the small lot product proposed.

Additionally there are other residential developments in this area that use the hammerhead street design. Increased fill is needed for the finished grade within the development to provide proper drainage and sanitary sewer. The increased retaining wall height is necessary in order to retain the fill necessary to raise the finish grade of the site. The reduction in the street intersection offset is needed due to the narrowness of the site; however, the reduction is to a street within the subdivision with limited traffic and will not have a negative impact on the adjacent developments.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0078-06	Reclassified the site to R-2 zoning for a single family residential development	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Clifford Lawrence Middle School
South, East & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

Related Applications

Application Number	Request
WC-20-400114 (ZC-0078-06)	Waive a condition of a zone change limiting the number of lots on this site to 23 is a companion item on this agenda.
VS-20-0414	Vacate and abandon easements of interest is a companion item on this agenda.
TM-20-500141	Tentative map for a single family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

There is an existing single family residential development located on three sides of this site and a middle school located to the north across Peace Way. These existing developments make this site an in-fill development which is impacted by conditions created by these developments. These existing developments have established off-site improvements, drainage, and utilities for this area and this site has to be designed to work with these existing conditions. Increasing the height of the retaining walls in order to provide additional fill to allow this site to connect into the existing off-site improvements, utilities, and drainage is a unique circumstance for this site to justify a waiver of development standards, and staff could support this request. However, since staff does not support the waiver of conditions to increase the number of lots on this site and staff does not support the design review to allow the use of hammerhead streets, staff recommends denial of this request.

Design Reviews #1 & #2

This site was reclassified to the R-2 zone by ZC-0078-06 in February 2006. The Board of County Commissioners (BCC) approved this zone change with a condition to limit the number of lots on this site to a maximum of 23. This condition was placed on the site by the BCC due to concerns with how development on this site would impact the adjacent R-1 zoned single family residential development located along 3 sides of the site. The limit on the number of lots on this site was intended to provide a development that was more compatible with the existing adjacent development. The applicant has filed a request for a waiver of this condition, which is a companion item on this agenda that staff is not supporting. Additionally, the design of this project is using hammerhead streets which is not the preferred design for a turnaround at the end of a street. However, there are other developments that have the hammerhead street design in this area. The preferred turnaround is the radius bulb cul-de-sac which is used in the adjacent single family residential development, therefore, staff finds that the use of a hammerhead street design would be compatible with the existing abutting development. Since staff does not support the waiver of conditions to increase the number of lots on this site and staff does not support the design review to allow the use of hammerhead streets, staff recommends denial of the design reviews.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the request to reduce the street intersection offset between Peace Way and Street "B". The proposed 40 lot subdivision should see a low volume of traffic because of the limited number of lots. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Design Review #3

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval. However, since Planning is recommending denial of the application, staff cannot support this design review.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified, and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Peace Way.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0369-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: WILLIAM LYON HOMES

**CONTACT: KATHRINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120**

DRAFT

PEACE & JULIANO
(TITLE 30)

PEACE WY/JULIANO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500141-MONTESTAR DEVELOPMENT, LLC:

TENTATIVE MAP consisting of 40 single family lots and common lots on 5.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Peace Way and Juliano Road (alignment) within Spring Valley. MN/al /jd (For possible action)

RELATED INFORMATION:

APN:
163-20-701-003

LAND USE PLAN:
SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Acreage: 5 gross
- Number of Lots: 40
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,300/4,822
- Project Type: Single family residential development

Site Plans

The plan depicts a single family residential development consisting of 40 lots on 5 gross acres with a density of 8 dwelling units per acre. Access to the development is provided from Peace Way and none of the lots within the development have direct access to Peace Way. The lots will take access from 43 foot wide private streets and the plans depict a 4 foot wide sidewalk will be provided on 1 side of the private streets. The plan depicts 1 street going from the entrance of the subdivision and traveling to the southern portion of the site. There will be 3 hammerhead streets on the western portion of the site and 1 stub street located on the southeast corner of the site. The plans depict 7 common lots with a total area of 16,115 square feet that are used for landscape areas, open space and easements.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0078-06	Reclassified the site to R-2 zoning for a single family residential development	Approved by BCC	February 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Clifford Lawrence Middle School
South, East & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential

Related Applications

Application Number	Request
WC-20-400114 (ZC-0078-06)	Waive a condition of a zone change limiting the number of lots on this site to 23 is a companion item on this agenda.
VS-20-0414	Vacate and abandon easements of interest is a companion item on this agenda.
WS-20-0411	A waiver of development standards for a single family residential development with waivers to increase wall height and reduce street intersection off-set is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

This request meets the tentative map requirements as outlined in Title 30. However, staff does not support the companion items WC-20-400114 (ZC-00078-06) or WS-20-0411 that are necessary to allow the proposed layout of the subdivision; therefore, staff cannot support the tentative map.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

If approved:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be

denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Peace Way.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shall have approved street names and suffixes.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0369-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: WILLIAM LYON HOMES
CONTACT: KATHERINE LOGAN, ACTUS, 3283 E. WARM SPRINGS ROAD, SUITE 300,
LAS VEGAS, NV 89120

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11/17/20 PC AGENDA SHEET

EASEMENTS
(TITLE 30)

QUAIL AVE/SANTA MARGARITA ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-20-0433-DEBREGNET MEDHANEALEM ETHIOPIAN ORTHODOX CHURCH:

VACATE AND ABANDON easements of interest to Clark County located between Quail Avenue and Oquendo Road and between Santa Margarita Street and Redwood Street (alignment) within Spring Valley (description on file). MN/jor/jd (For possible action)

RELATED INFORMATION:

APN:
163-35-101-010

LAND USE PLAN:
SPRING VALLEY - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

The site plan depicts 33 foot wide government patent easements (Patent Number 1169721) along the east and south property lines of APN 163-35-101-010. Since 30 feet of public right-of-way will be dedicated along Santa Margarita Street and Quail Avenue, the remaining 3 feet of the patent easement, will also be vacated. The patent easements are no longer required with the future development of a proposed place of worship.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0413	Place of worship, increased the height of the ornamental spires and domes; waived modified driveway standards; and a design review for a place of worship	<i>Approved/Denied by PC</i>	<i>November 2020</i>

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional, Commercial General, and Public Facilities	R-E	Undeveloped, single family residential, & Nevada Energy substation

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & East	Rural Neighborhood Preservation (up to 2 du/ac), and Open Land (open space/grazing/vacant land; residential up to 1 du/10 ac)	R-E	Undeveloped & single family residential
West	Commercial General	C-1	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Public Works - Development Review Analysis

Staff has no objection to the vacation of easements that are not necessary for site, drainage, or roadway development.

Staff Recommendation Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Right-of-way dedication to include 30 feet for Santa Margarita Street, 30 feet for Quail Avenue, and associated spandrel;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: TEMESGEN ASMELASH
CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, SUITE
100, LAS VEGAS, NV 89118

DRAFT

9

MINI-WAREHOUSE
(TITLE 30)

SAHARA AVE/MONTE CRISTO WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0441-SILVAGGIO ALBERT A & I W TRS & AMERICANA-MARTIN, LLC:

USE PERMIT for a mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate an on-site walkway; **2)** reduce landscaping; **3)** allow non-standard improvements in the right-of-way; and **4)** alternative driveway geometrics.

DESIGN REVIEW for a mini-warehouse facility on 3.9 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Sahara Avenue, the west side of Monte Cristo Way, and the north side of Laredo Street within Spring Valley. JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:

163-10-110-002; 163-10-110-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate an on-site walkway where a walkway is required per Section 30.60.050.
2. Reduce street landscaping width along Sahara Avenue to 10 feet where 15 feet is required behind an existing attached sidewalk per Section 30.64.030 (a 34% reduction).
3. Allow nonstandard improvements (landscaping) in the right-of-way (Sahara Avenue) where not allowed per Chapter 30.52.
4.
 - a. Reduce throat depth on Monte Cristo Way to 36 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 52% reduction).
 - b. Reduce approach distance on Monte Cristo Way to 27 feet where 150 feet is required per Uniform Standard Drawing 222.1 (an 82% reduction).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.9
- Project Type: Mini-warehouse
- Number of Stories: 3
- Building Height (feet): 35

- Square Feet: 121,995
- Parking Required/Provided: 5/6 (mini-warehouse only)

Site Plan

The site plan depicts a proposed mini-warehouse facility on the northern portion of the site; however, the building encompasses most of the parcel. Setbacks for the building are 10 feet to the northern property line along Sahara Avenue, 12 feet to the eastern property line along Monte Cristo Way, 115 feet to the southern property line along Laredo Avenue, and 10 feet to the western property line, which is located within a drive aisle that is shared with an office building to the west.

Access to the site is provided by an existing shared driveway from Sahara Avenue. An existing driveway on Monte Cristo Way will be eliminated, and a new driveway is proposed farther south on Monte Cristo Way. Waivers of development standards are necessary to reduce the throat depth and the approach distance for the new driveway. Cross access is shared with the existing office building and parking spaces to the west. Six new parking spaces are provided near the mini-warehouse office on the southern portion of the building, which will be in addition to the existing 146 parking spaces provided for the existing office building.

A waiver of development standards is necessary to not provide a walkway along the west side of the building.

Landscaping

Ten feet of landscaping width is provided on the subject property along Sahara Avenue; however, an additional 13 feet of landscaping is provided within the right-of-way. Waivers of development standards are required to provide less than 15 feet of landscaping on-site and to allow non-standard improvements (landscaping) within the right-of-way behind an existing attached sidewalk.

A 10 foot wide landscape strip is provided along the east property line, adjacent to Monte Cristo Way, and a 30 foot wide landscape buffer is provided along the south property line, adjacent to Laredo Street. Both Monte Cristo Way and Laredo Street include existing attached sidewalks. A staggered 10 foot high wall is proposed within the landscape area along Laredo Street. The wall is set back 20 feet from the south property line, and the wall will match an existing 10 foot high staggered wall to the west.

Landscaping is also provided around the base of the building. On the west side of the building, the landscaping varies in width from 2 feet to 10 feet between the drive aisle and the building.

Elevations

The 3 story, 35 foot tall mini-warehouse building includes modern roof lines and exterior materials of concrete masonry, painted stucco, storefront window systems, aluminum and glass overhead doors, and metal canopies. Off-set surface planes, changes in materials, and changes in colors help break-up the visual mass of the building. Colors will include dark gray, light gray, and white. Architectural intrusions, consisting of the top of 3 elevator shafts, extend 1 foot 4 inches beyond the height of the building.

Floor Plans

Each floor is 40,665 square feet, and the total area of the building is 121,995 square feet. Approximate dimensions of the overall building are 100 feet wide and 400 feet long. The first floor will include an approximate 1,000 square foot area consisting of an office, breakroom, restrooms, internal vehicle loading spaces, and storage units arranged along hallways. The second and third floors include storage units arranged along hallways.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the mini-warehouse facility will be quiet, low traffic, and have low lighting, which is beneficial for the abutting residential neighborhood. In addition, the facility will have internal units only, thereby eliminating exterior noise of loading and unloading and overhead roll-up doors. Hours of operation will be Monday through Saturday from 9:00 a.m. to 6:00 p.m. and Sunday from 10:00 a.m. to 2:00 p.m. Finally, the applicant indicates that mini-warehouses in Las Vegas are near maximum capacity and there is a demand for more mini-warehouse facilities. This is due to businesses closing and additional residents moving to the area.

To further improve the buffer from the residential properties to the south, the location of the building is pushed as far north as possible. In addition, a 10 foot high staggered wall will be constructed along the southern portion of the site to match the existing wall to the west.

The applicant states that the walkway on the west side of the building is not necessary since pedestrians will not be walking in this area. Regarding the reduced landscaping on-site along Sahara Avenue, the applicant indicates that a total of 23 feet of landscaping is provided, although 13 feet of landscaping will be in the right-of-way behind an existing attached sidewalk. Lastly the alternative driveway geometrics are appropriate since the mini-warehouse is a low traffic use and Monte Cristo Way is a low traffic street. Most customers frequenting the adjacent office complex will enter the site from the Sahara Avenue entrance, and customers exiting on Monte Cristo Way will mostly turn left towards Sahara Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0537	Restaurant and office buildings	Approved by BCC	September 2019
UC-0346-17	Vehicle (car) wash facility	Withdrawn without prejudice by the BCC	August 2017
DR-0982-98 (WC-0023-99)	Waived conditions requiring the block wall height along Laredo Street to match the height of the adjoining property to the west	Approved by BCC	March 1999

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0982-98	Office building	Approved by BCC	July 1998
ZC-0409-97	Reclassified the site to C-1 zoning along with the parcel to the west for an office and retail center	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Office complex
East	Commercial General & Rural Neighborhood Preservation (up to 2 du/ac)	C-2 & R-E (RNP-I)	Shopping center & single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Commercial Neighborhood	C-1	Office building

Related Applications

Application Number	Request
VS-20-0389	A request to vacate and abandon a portion of Monte Cristo Way (driveway entrance) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning Use Permit**

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

A mini-warehouse facility at this location is an appropriate buffer between the residential developments to the south and east and the commercial development and traffic along Sahara Avenue to the north. Mini-warehouse facilities tend to be quiet, low traffic, and unobtrusive; therefore, the use is appropriate and will not create any undue adverse effects on adjacent properties.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

Internal walkways provide safe areas for pedestrians to travel and visual relief between buildings and asphalt. However, pedestrians will not likely be walking along the west side of the mini-warehouse building, which faces internal to the site. In addition, the design provides a landscape strip between the building and the drive aisle, which improves the aesthetic appeal. Also, sidewalks are provided on the north and east sides of the building in the public right-of-way, and a walkway is provided on the south side of the building connecting the parking area and office space. As a result, staff can support the waiver of development standards.

Waiver of Development Standards #2

The reduction of on-site landscaping along Sahara Avenue is justified since an additional 13 feet of landscaping is existing within the right-of-way. Although the entire landscaping is required to be on-site, the combined landscaping on-site and within the right-of-way exceeds Title 30 standards, and staff anticipates that the landscaping in the right-of-way will remain for the foreseeable future. As a result, staff can support the request.

Design Review

The proposed design complies with several policies in the Comprehensive Master Plan. For example, Urban Specific Policy 15 indicates that all lighting should be sensitive to off-site residential uses, and all light sources should be shielded to direct light away from residential uses. This is also a Title 30 lighting standard. Although the mini-warehouse facility is 3 stories, all lighting must be shielded and directed downward, away from adjacent properties. Also, the building is set back 115 from the property line to the south, which increases the distance from the building to the residences. As a result, lighting should not create any negative visual impacts to the abutting residential uses.

In addition to Policy 15, the design complies with Policy 16 that encourages perimeter walls to be decorative and incorporate elements to minimize the stark appearance of monotonous block walls. Although the block wall will be 10 feet high along the southern side of the property, it is staggered and set back 20 feet from the southern property line. This will minimize the stark appearance, consistent with Policy 16.

Lastly, the placement of the mini-warehouse building on the site complies with Policy 19. This policy encourages shifting the placement of buildings to provide an appropriate transition from differing building scales and intensities. The R-E zoned residential properties to the south are 1 and 2 stories, and by locating the mini-warehouse building as far north on the site as possible, an appropriate transition is provided between the residences and the 3 story mini-warehouse facility.

As a result, staff can support the design review since it complies with policies in the Comprehensive Master Plan.

Since the previous land use entitlement for a restaurant and office buildings is still active on this site (WS-19-0537), this application includes a condition of approval to expunge the previous entitlements.

Public Works - Development Review

Waiver of Development Standards #3

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of development standards #3 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Waiver of Development Standards #4a

Staff has no objection to the reduction in the throat depth. The applicant worked with staff to remove the loading zone adjacent to the Monte Cristo Way driveway, which provides more room for vehicles to safely exit the right-of-way to gain access to the site.

Waiver of Development Standards #4b

Staff cannot support the reduction in the approach distance of Monte Cristo Way. This reduction will create a burden on the adjacent residential developments with an increase in traffic flow by customers trying to access the site using Laredo Street.

Staff Recommendation

Approval of the use permit, waivers of development standards #1, #2, #3, #4a, and the design review; denial of waiver of development standards #4b.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Expunge WS-19-0537;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a License and Maintenance Agreement for non-standard improvements in the right-of-way, or remove private improvements from the right-of-way;
- Grant a pedestrian access easement for the new commercial driveway location.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0340-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: INTEGRITAS PARTNERS, LLC

CONTACT: LINDSAY BROWN, KAEMPER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

RIGHT-OF-WAY
(TITLE 30)

SAHARA AVE/MONTE CRISTO WAY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-20-0389-SILVAGGIO ALBERT A & I W TRS:

VACATE AND ABANDON a portion of a right-of-way being Monte Cristo Way located between Sahara Avenue and Laredo Street within Spring Valley (description on file). JJ/jt/jd
(For possible action)

RELATED INFORMATION:

APN:
163-10-110-002

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

The plan depicts the vacation and abandonment of a driveway entrance on Monte Cristo Way. According to the applicant, the driveway will not be used for the proposed mini-warehouse development, which is a companion application. Instead, a new driveway entrance will be dedicated farther south on Monte Cristo Way.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0537	Restaurant and office buildings	Approved by BCC	September 2019
UC-0346-17	Vehicle (car) wash facility	Withdrawn without prejudice by the BCC	August 2017
DR-0982-98 (WC-0923-99)	Waived conditions requiring the block wall height along Laredo Street to match the wall height of the adjoining property to the west	Approved by BCC	March 1999
DR-0982-98	Office building	Approved by BCC	July 1998
ZC-0409-97	Reclassified the site to C-1 zoning along with the parcel to the west for an office and retail center	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Office complex
East	Commercial General & Rural Neighborhood Preservation (up to 2 du/ac)	C-2 & R-E (RNP-I)	Shopping center & single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Commercial Neighborhood	C-1	Office building

Related Applications

Application Number	Request
UC-20-0441	A use permit for a mini-warehouse facility is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Staff has no objection to the vacation of right-of-way for a curb return driveway on Monte Cristo Way that is not necessary for site, drainage, or roadway development.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Grant a pedestrian access easement for the new commercial driveway location;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: INTEGRITAS PARTNERS, LLC

CONTACT: LINDSAY BROWN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

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12/01/20 PC AGENDA SHEET

PLACE OF WORSHIP
(TITLE 30)

TROPICANA AVE/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-20-0426-CHURCH ROMAN CATHOLIC LAS VEGAS:

DESIGN REVIEW for a parking lot expansion and an accessory structure in conjunction with a place of worship on 4.1 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Torrey Pines Drive and the south side of Tropicana Avenue within Spring Valley. MN/nr/jd (For possible action)

RELATED INFORMATION:

APN:

163-26-102-002; 163-26-102-005

LAND USE PLAN:

SPRING VALLEY - PUBLIC FACILITIES & RESIDENTIAL HIGH (8 DU/AC-18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4925 S. Torrey Pines Drive
- Site Acreage: 4.1
- Project Type: Place of worship
- Number of Stories: 1
- Building Height: 12 feet, 9 inches (shade structure)
- Square Feet: 1,984
- Parking Required/Provided: 305/312

Site Plans

The plans depict an existing place of worship with day care and offices. Buildings on the site are located on the north and west sides of the property. Existing parking is located on the west and south sides of the existing structures. The new parking area will be located on the northeast side of the property with a driveway on the east side of the building. The new parking area will provide an additional 13 parking spaces and a new walkway with direct access to the main church building. The proposed accessory structure (shade structure) will be located directly south of the main church building within an existing courtyard. The courtyard with new shade structure will be upgraded to have new walkways, landscaping, and gated access. To the west of the proposed shade structure is a new landscape area with pathways. A 6 foot high decorative metal fence is proposed along the north side of the site, 15 feet south of the property line with new

landscaping within the 15 feet. The proposed fence will extend east to Torrey Pines Drive and extend south along the east side of the site. The property is accessed from 3 existing driveways on Torrey Pines Drive. The first gated entrance will be for Fire Department access only. The parking lot driveways will have new gated access which will be open during business hours.

Landscaping

A new 15 foot wide landscape strip is proposed along the north side of the site south of the existing attached sidewalk. Another 15 foot wide landscape strip is proposed along approximately 311 feet on the northern portion of Torrey Pines Drive extending south from Tropicana Avenue. On the south side of the Fire Department gated entrance the landscape strip is shown as 5 foot wide. Additional landscaping is proposed within the internal portions of the site surrounding the shade structure and the new walkway area on the west side of the site.

Elevations

The proposed 1,984 square foot accessory structure (shade structure) is shown on the plans to be 12 feet 9 inches high with a metal roof and a stucco finish to match existing buildings on the site. The proposed perimeter fence will be 6 foot high and decorative metal with plaster columns every 30 feet. The parking lot entry gates are comprised of 2 metal gates that open inward into the property from Torrey Pines Drive. Each vehicle access gate includes a pedestrian access gate.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed expansion of the parking area will provide better accessibility to the main building for patrons of the place of worship. The proposed shade structure will provide protection from the sun and new enhanced landscaping and pathways will enhance the site. The applicant proposes to improve accessibility throughout the site with pathways, install perimeter fencing for better security and additional landscaping for aesthetics.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-16-0422	Reduced parking from 311 spaces to 305 spaces and a carport	Approved by PC	August 2016
UC-1648-99	Day care center in conjunction with a place of worship	Approved by PC	December 1999
VC-0620-96 (ET-0190-99)	First extension of time to commence and provided 311 parking spaces where 396 spaces are required and increased building height	Approved by PC	June 1999
VC-0620-96	Provided 311 parking spaces where 396 spaces are required and permit a 40 foot high building	Approved by PC	May 1996
VC-484-89 UC-312-89	Constructed and maintained a 77 space parking lot addition in conjunction with a place of worship	Approved by PC	September 1989

Prior Land Use Requests

Application Number	Request	Action	Date
UC-019-79 VC-020-79	Place of worship, mobile home, and a temporary residence and office	Approved by PC	March 1979

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 to 18 du/ac)	R-3	Multiple family residential
South	Residential Urban Center (18 to 32 du/ac) & Residential High (8 to 18 du/ac)	R-3 & R-4	Multiple family residential
East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
West	Residential Urban Center (18 to 32 du/ac)	R-4	Multiple family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Staff can support the applicant's request to increase the parking on the site and construct a new accessory structure (shade structure). The improvements to the existing parking lot, addition of internal landscaping, and street landscaping will be an aesthetic improvement to the surrounding area and land uses. Staff does not anticipate any negative impacts to the surrounding area; therefore, staff can support the request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Gates shall remain open during business hours.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CONNIE BERRETT

CONTACT: CONNIE BERRETT, CANYON CREEK CUSTOM HOMES, 8908 AZURE DRIVE, LAS VEGAS, NV 89149

DRAFT

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12/01/20 PC AGENDA SHEET

MINI-WAREHOUSE FACILITY
(TITLE 30)

JONES BLVD/TECO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0461-JONES TECO, LLC:

USE PERMIT for off-highway vehicle, recreational vehicle, and watercraft storage.
DESIGN REVIEWS for the following: **1)** a mini-warehouse facility with boat and RV storage; and **2)** increased finish grade on 5.0 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the southeast corner of Teco Avenue and Jones Boulevard within Spring Valley. MN/al/jd (For possible action)

RELATED INFORMATION:

APN:
163-36-401-013; 163-36-401-014

- DESIGN REVIEWS:**
1. A mini-warehouse facility with boat and RV storage.
 2. Increase finished grade to a maximum of 54 inches (4.5 feet) where a maximum increase of 18 inches (1.5 feet) is allowed per Section 30.32.040 (a 200% increase).

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Mini-warehouse facility with boat and RV storage
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 130,644
- Parking Required/Provided: 5/5

Site Plans

The plans depict a mini-warehouse facility with boat and RV storage. Access to the site is provided by a single driveway from Jones Boulevard located on the southwest corner of the site.

There is a fire access gate located on the northeast corner of the site. The facility consists of 3 buildings for storage units and a shade canopy over the boat and RV storage area. The first building (Building A) is located along the northern property line, the second (Building B, which includes the manager's office) and the shade canopy are located in the center portion of the site, and the third (Building C) is located adjacent to the south property line. Building A is set back 10 feet from Teco Avenue to allow for a landscape buffer, 36 feet from Jones Boulevard and 45 feet from the east property line. The buildings and shade canopy are separated by a minimum 35 foot wide drive aisle. Building B and the shade canopy are set back 32 feet from the east property line and 84 feet from Jones Boulevard. Building C is set back 30 feet from Jones Boulevard and is not set back from the east or south property lines. A security gate is located between Buildings A and B, approximately 110 feet east of Jones Boulevard.

Landscaping

A minimum 15 foot wide landscape area with a detached sidewalk is located along Jones Boulevard consisting of trees, shrubs, and groundcover. There is a 10 foot wide landscape area adjacent to Teco Avenue which consists of trees, shrubs, and groundcover. Additional landscaping is located along the east side of the drive aisle on the west side of the facility. An 8 foot wall is proposed on the east property line, and on the north property line behind the landscaping.

Elevations

The plans depict 3 buildings and each building is 2 stories with a maximum height of 30 feet. The buildings have flat roofs behind parapet walls which vary in height to break-up the roofline of the buildings. The exterior of the buildings consist of combinations of block walls, stucco finish and decorative metal panels that are all painted in earth tone colors. The different building materials with pop-outs and recesses break-up the surface plans of the buildings for more visual appeal. The shade canopy has a flat roof supported by metal posts, is 17 feet in height and covers an area of approximately 21,500 square feet. On the west side of the facility between Building B and Building C is a combination block and metal wall to screen the facility from Jones Boulevard. The portion of this wall to the north and south of the shade canopy is approximately 8 feet in height and is constructed of concrete block. Adjacent to the shaded canopy the wall is 17 feet in height with the bottom 5 feet of this portion of the wall being concrete block and the remainder being decorative metal panels. The wall will be painted to match the buildings and the buildings and screen wall comply with the development standards of the CMA Design Overlay District.

Floor Plans

The facility has a total area of 130,644 square feet, which is divided between 3 buildings. Each building has 2 stories with various sized storage units available to rent. On the western portion of the central building is the office for the facility.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use of the facility is a compatible use with the existing and planned land uses in this area. Mini-warehouse facilities are one of the least impactful uses when it comes to noise, lighting, and traffic. These facilities are an asset to residential development in the area and provide a service for needed storage.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1113-17	Reclassified the site to C-2 zoning for a proposed hotel	Approved by BCC	February 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General & Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-1)	Single family residential & undeveloped
South	Commercial General	C-2	Convenience store with gasoline sales & undeveloped
East	Office Professional	R-E	Undeveloped
West	Business and Design/Research Park	M-D	Distribution center

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning Use Permit & Design Review #1

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Mini-warehouse facilities are a permitted use in the C-2 zoning district without any special consideration or conditions per Table 30.44-1. The proposed mini-warehouse facility has less impacts on abutting developments than other more intense uses that are allowed in the C-2 zone. The storage of boats and RVs does require approval of a use permit in a C-2 zone to determine that this use will not have a negative impact on the abutting developments. This facility is designed so that access is from Jones Boulevard, away from the existing residential development to the north. The location of the boat and RV storage is internal to the site and is blocked from the abutting developments by landscaping, walls and storage buildings. Therefore, staff finds the proposed uses of the site are appropriate for this location and will not have an adverse effect on adjacent properties.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements except for streetlights on Teco Avenue;
- Right-of-way dedication to include 45 feet to the back of curb for Jones Boulevard, 30 feet for Teco Avenue, and associated spandrel;
- Coordinate with Public Works - Design Division for the Jones Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Jones Boulevard improvement project.

- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; access to all points of the building must be provided within 150 feet for non-sprinklered buildings and 250 feet for sprinklered buildings.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0398-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: VENTURA ENTERPRISES INVESTMENTS & DEVELOPMENT
CONTACT: LINDSAY BROWN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

12/01/20 PC AGENDA SHEET

SETBACK
(TITLE 30)

RED ROCK ST/OAKEY BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-20-0459-EGBERT, ANNETTE & DENNIS:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Red Rock Street, approximately 300 feet north of Oakey Boulevard within Spring Valley. JJ/sd/ja (For possible action)

RELATED INFORMATION:

APN:
163-01-210-004

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the rear setback for an enclosed patio to 26 feet where 30 feet is required per Table 30.40-1 (a 13% reduction).

LAND USE PLAN:
SPRING VALLEY - RURAL NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary

- Site Address: 1656 Red Rock Street
- Site Acreage: 0.5
- Project Type: Single family residence
- Building Height (feet): 16
- Square Feet: 3,576 (residence)/242 (game room)/268 (office)

Site Plans

The plans depict an existing single family residence on 0.5 acres located within a private 9 lot subdivision. The existing residence is located within the center portion of the lot and currently has a patio cover along the eastern exterior portion. The residence is a single story structure and is approximately 3,576 square feet. The existing patio cover is approximately 990 square feet, where the applicant is proposing to enclose a portion of the patio cover on each ends for both an office room and game room, while leaving the existing patio cover in the center portion open. The new enclosed rooms are set back approximately 26 feet from eastern property line. The proposed enclosures will be approximately 510 square feet.

Landscaping

Landscaping is not a part of this application.

Elevations

The plans depict an existing single family residence with a covered patio along the east exterior of the structure. The overall height of the patio cover to be enclosed is over 9 feet, while the residence is up to 16 feet in height. The main residence is constructed of stucco finish and the enclosure will match the finish paint of the main residence.

Floor Plans

The plans depict a proposed enclosed portion of the patio cover into 2 separate rooms at each end. One room will function as an office and is approximately 268 square feet while the second enclosure will be used as a recreation or game room and is approximately 242 square feet. Access to these rooms is through doors located within the enclosed patio cover.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that they are looking to enclose portions of the existing patio in order to provide additional space. Currently, 6 children live at the residence and require space for distance learning for school and to allow an office for working from home during these times. The plans include to build underneath the existing patio cover and this request will not include an additional expansion of the building footprint or further reduction of the existing setback.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood (up to 2 du/ac)	R-E	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds the proposed setback reduction will have minimal to no impact on the surrounding residential development. The proposed enclosure of portions of the patio cover will not expand beyond the current footprint of the existing residence and patio cover and meets the interior side

setbacks of the property. Staff finds the patio enclosure will be architecturally compatible with the main residence, and will have the same setback as the existing patio cover and cannot be seen from the right-of-way. In addition, review of aerial photos show the property to the east closest to the enclosed patio cover is primarily a garage and driveway and this has the ability to minimize impacts associated with this application request including buffering. Staff can support this request.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DENNIS EGBERT

CONTACT: POWER UP NEVADA, 5165 ROUSSO ROAD, SUITE E, LAS VEGAS, NV
89118

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12/02/20 BCC AGENDA SHEET

INCREASED FINISHED GRADE
(TITLE 30)

RED ROCK ST/COLEY AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-20-0392-FAVELA ERASMO:

DESIGN REVIEW for increased finished grade for future single family residences on 3.7 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Coley Avenue and the east side of Red Rock Street within Spring Valley. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:
163-12-305-001 through 163-12-305-004; 163-12-305-006; 163-12-305-007; 163-12-305-015

DESIGN REVIEW:
Increase the finished grade to 36 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:
SPRING VALLEY – RURAL NEIGHBORHOOD PRESERVATION

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 3.7
- Project Type: Single family residential

Site Plans

The plans depict a proposed single family residential development on 3.7 acres that will include custom home lots. The request involves an increase in the proposed finished grade. The plans depict that the development of each lot will necessitate the finished grade be increased up to 36 inches. Each lot is proposed to be developed with a single family residence.

Applicant's Justification

The applicant states that an excess of fill above 18 inches is needed and will increase to 36 inches in order to meet drainage requirements and to be able to drain to adjacent roads.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0613-10	Reclassified portions of Sections 9 thru 13 from R-E to R-E (RNP-I) zoning	Approved by BCC	February 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East & South	Rural Neighborhood Preservation (up to 2du/ac)	R-E (RNP-I)	Undeveloped & single family residential
West	Office Professional & Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I) & C-1	Undeveloped & single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Public Works - Development Review****Design Review**

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;

- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Right-of-way dedication to include 30 feet for Coley Avenue, 30 feet for Red Rock Street, 30 feet for Palmyra Avenue, and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property appears to have an existing septic system; and to contact the Southern Nevada Health District with regard to modifying existing plumbing fixtures.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: ERASMO FAVELA

CONTACT: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118

12/02/20 BCC AGENDA SHEET

LIGHTING
(TITLE 30)

RUSSELL RD/DURANGO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-20-0464-RUSSELL MINI STORAGE PARTNERS, LLC:

DESIGN REVIEW for lighting in conjunction with an existing mini-warehouse facility on 2.4 acres in a C-1 (Local Business) Zone in the CMA (Design Overlay District).

Generally located on the east side of Durango Drive and the south side of Russell Road within Spring Valley. MN/jor/ja (For possible action)

RELATED INFORMATION:

APN:
163-33-114-002

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description

General Summary

- Site Address: 5730 S. Durango Drive
- Site Acreage: 2.4
- Project Type: Lighting for mini-warehouse facility
- Number of Stories: 3
- Building Height (feet): 35 feet to 42 feet
- Square Feet: 104,000
- Parking Required/Provided: 11/11

Site Plans

The plans depict a proposed mini-warehouse facility consisting of 1 building totaling 104,000 square feet on 2.4 acres. The proposed building is 3 stories high and centrally located with the following setbacks: 1) 43 feet from the north property line; 2) 83.5 feet from the east property line; 3) 70 feet from the south property line; and 4) 65 feet from the west property line (Durango Drive). A 24 foot to 41 foot wide access driveway is shown on all internal driveways within the facility. Future cross access is depicted along the south property line (southeast corner). Access to the facility is adjacent to Durango Drive.

Landscaping

A waiver of conditions of a zone change requiring landscaping per plans was approved via WC-18-400225 (ZC-0546-15). The recently approved plans depict a 10 foot wide intense landscape buffer along the east property line. Additionally, a 15 foot to 21 foot wide landscape area with detached sidewalk is proposed along Durango Drive and Russell Road. A 4 foot wide to 24 foot wide landscape area is provided along the south property line adjacent to future commercial development.

Elevations

The 35 foot to 42 foot high building is 3 stories with a flat roof and parapet walls. The elevations consist of stucco finish. The plans also depict height variations and architectural enhancements on the building. All roll-up doors are internally opened within the facility with only a few visible along Durango Drive.

Signage

Signage was previously approved via UC-18-0790. Changes to the existing signage is neither required nor a part of this request.

Lighting

The north facing elevation consists of 2 wall pack mounted light fixtures, installed at 14 feet above the finished grade.

The west facing elevation consists of the following lighting: 1 down light fixture mounted in a 14 foot high canopy facing Durango Drive, 4 exterior wall pack mounted light fixtures mounted 14 feet above the finished floor, and 3 downlight fixtures mounted in a 10 foot high canopy above the main office entrance.

The south facing elevation also consists of 3 down lights adjacent to the main office entrance, and 1 wall mount light.

The lighting along the east facing elevation consists of 4 wall pack mounted light fixtures, installed at 14 feet above the finished grade, and 1 down light mounted fixture in a 14 foot high canopy. Furthermore, there are 8 foot linear LED fixtures mounted to the inside edge of the rear underside support panels of the RV carports which face the mini-warehouse facility.

Applicant's Justification

The proposed lighting along the east facing elevation would be adjacent to an existing multiple family residential development. This area was of the most concern, so the Notice of Final Action conditioned the applicant to provide a lighting design to be approved with emphasis on the east portion of the site. Lighting along the north, west, and south facing elevations are standard in design and do not impose light pollution to the surrounding area. The east facing elevation of the building is adjacent to a 40 foot wide drive aisle, RV parking with carports that face the mini-warehouse facility, a 10 foot wide intense landscape buffer, and an existing 6 foot high decorative CMU block wall. The lighting design is appropriate to the site, and photos show that there are no negative impacts to the immediate area, especially to the residential use to the east.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0124	Vacated a public drainage easement along the north property line adjacent to Russell Road	Approved by ZA	March 2020
VS-19-0222	Vacated the pedestrian access easement on the north end of the subject property	Approved by PC	May 2019
WC-18-400225 (ZC-0546-15)	Waived conditions of a zone change requiring landscaping per plans on file in conjunction with a mini-warehouse facility	Approved by BCC	November 2018
UC-18-0790	Allowed a mini-warehouse facility, commercial vehicle and trailer rental, and recreational vehicle storage, with a waiver for increased building height, and design reviews for the facility, increased finished grade, and the comprehensive sign plan	Approved by BCC	November 2018
ZC-0546-15	Reclassified the site to C-1 zoning for a shopping center	Approved by BCC	December 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-F	Flamingo Detention Basin
East	Residential High (8 to 18 du/ac)	R-3	Multiple family residential development
South	Commercial Neighborhood	C-1	Office complex
West	Commercial General	C-2	Convenience store, gasoline station & coffee shop

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Staff has no objection to the lighting plan for the overall site. The submitted photos show the overall effectiveness of the light fixtures during the evening hours, and the fixtures depict minimal light pollution from the mini-warehouse facility to the neighboring parcels. Staff finds that the lighting design adjacent to the residential use to the east, is mitigated by the fact that the light fixtures are set back 73.5 feet west of the multiple family residential buildings, the RV carport lighting only faces the mini-warehouse facility, and the landscaping along the east property line is a 10 foot wide landscape buffer adjacent to an existing 6 foot high CMU block wall. For these reasons, staff can support this request.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RUSSELL MINI STORAGE PARTNERS, LLC

CONTACT: CARROLL DESIGN COLLABORATIVE, 1980 FESTIVAL PLAZA DRIVE,
SUITE 450, LAS VEGAS, NV 89135

Elevations

Four of the 5 residential buildings that encroach into the setback are 2 story loft apartments shown at a height of 23 feet 9 inches. The fifth building is a traditional 3 story multiple family apartment shown at a height of 38 feet 6 inches. All of the buildings have pitched roofs consisting of concrete tile roofing material. The exterior walls have a stucco finish painted in earth tone colors. The residential buildings are designed with various pop-outs, recesses, stone veneer, and varying roof heights.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-18-0244:

Current Planning

- Resolution of Intent to complete in 3 years;
- Provide a 10 foot wide landscape area with intense landscaping per Figure 30:64-12 along the south and west property lines;
- Design review as a public hearing for significant changes to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- A queuing analysis and gate/callbox location must be approved by Public Works - Development Review Division;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to back of curb for Sunset Road and 35 feet to back of curb for Cimarron Road;
- Emergency access driveway per Standard 224.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0032-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The previously approved condition requires staggering of trees at 20 foot intervals along the south and west property lines. A gas line is located along the west and south property lines, creating a physical hardship and obstruction for planting trees in a staggered formation as required by Figure 30.64-12. Planting trees every 20 feet will still provide an intense landscape buffer with mature canopy and meet the intent of Title 30 buffering requirements. Planting trees at 20 foot intervals will provide similar screening at maturity as the 20 foot staggered (off-set) planting outlined in Figure 30.64-12.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0663	Vacated easements	Approved by PC	October 2018
NZC-18-0244	Reclassified this site to R-4 zoning for a 260 unit multiple family residential development with a waiver for increased building height	Approved by BCC	June 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Undeveloped
South	Commercial General & Business and Design/Research Park	C-2 & M-D	Office buildings
East	Commercial General	R-3	Undeveloped
West	Commercial General	C-2	Office and retail buildings

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

The waiver of the previous condition will continue to fulfill its intended purpose when considering that at maturity the canopies of the trees planted 20 feet on center will provide a similar buffer between the office development and the apartment complex. Applications for

projects approved through a nonconforming zone boundary amendment shall demonstrate with clear and convincing evidence that any proposed waiver will not adversely impact neighboring properties. The neighboring property is commercial office buildings and will not be adversely impacted by waiving the previous condition. Residents of the multi-family residential development will still enjoy the benefit of trees buffering the property from the adjacent commercial uses. The mature canopy development of the trees will ensure an adequate buffer between residential and commercial development.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission Board that the condition will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PICERNE SUNSET, LLC

CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
SUITE 650, LAS VEGAS, NV 89135

LANDSCAPING
(TITLE 30)

SUNSET RD/CIMARRON RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WC-20-400122 (NZN-18-0244) -PICERNE SUNSET, LLC:

WAIVER OF CONDITIONS of a zone change requiring a 10 foot wide landscape area with intense landscaping per Figure 30.64-12 along the south and west property lines for an approved multiple family development on 10.6 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design Overlay District.

Generally located on the south side of Sunset Road and the west side of Cimarron Road within Spring Valley. MN/bb/ja (For possible action)

RELATED INFORMATION:

APN:
176-04-101-028

LAND USE PLAN:
SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description

General Summary

- Site Address: 8251 W. Sunset Road
- Site Acreage: 10.6
- Number of Units: 260
- Project Type: Rear setback reduction
- Building Height (feet): Up to 38

Site Plans

In June 2018, the Board of County Commissioners approved NZC-18-0244 for a multiple family residential development consisting of 260 units with a density of 24.5 dwelling units per acre. The proposed development consists of 17 buildings located throughout the complex. The applicant is currently in the process of submitting development plans through the Building Department.

Landscaping

The applicant is proposing to install the trees at a 20 foot separation distance without the required staggering distance (off-set planting) required in Figure 30.64-12.

Elevations

Four of the 5 residential buildings that encroach into the setback are 2 story loft apartments shown at a height of 23 feet 9 inches. The fifth building is a traditional 3 story multiple family apartment shown at a height of 38 feet 6 inches. All of the buildings have pitched roofs consisting of concrete tile roofing material. The exterior walls have a stucco finish painted in earth tone colors. The residential buildings are designed with various pop-outs, recesses, stone veneer, and varying roof heights.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-18-0244:

Current Planning

- Resolution of Intent to complete in 3 years;
- Provide a 10 foot wide landscape area with intense landscaping per Figure 30.64-12 along the south and west property lines;
- Design review as a public hearing for significant changes to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- A queuing analysis and gate/callbox location must be approved by Public Works - Development Review Division;
- Full off-site improvements,
- Right-of-way dedication to include 55 feet to back of curb for Sunset Road and 35 feet to back of curb for Cimarron Road;
- Emergency access driveway per Standard 224.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0032-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The previously approved condition requires staggering of trees at 20 foot intervals along the south and west property lines. A gas line is located along the west and south property lines, creating a physical hardship and obstruction for planting trees in a staggered formation as required by Figure 30.64-12. Planting trees every 20 feet will still provide an intense landscape buffer with mature canopy and meet the intent of Title 30 buffering requirements. Planting trees at 20 foot intervals will provide similar screening at maturity as the 20 foot staggered (off-set) planting outlined in Figure 30.64-12.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0663	Vacated easements	Approved by PC	October 2018
NZC-18-0244	Reclassified this site to R-4 zoning for a 260 unit multiple family residential development with a waiver for increased building height	Approved by BCC	June 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Undeveloped
South	Commercial General & Business and Design/Research Park	C-2 & M-D	Office buildings
East	Commercial General	R-3	Undeveloped
West	Commercial General	C-2	Office and retail buildings

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

The waiver of the previous condition will continue to fulfill its intended purpose when considering that at maturity the canopies of the trees planted 20 feet on center will provide a similar buffer between the office development and the apartment complex. Applications for

projects approved through a nonconforming zone boundary amendment shall demonstrate with clear and convincing evidence that any proposed waiver will not adversely impact neighboring properties. The neighboring property is commercial office buildings and will not be adversely impacted by waiving the previous condition. Residents of the multi-family residential development will still enjoy the benefit of trees buffering the property from the adjacent commercial uses. The mature canopy development of the trees will ensure an adequate buffer between residential and commercial development.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PICERNE SUNSET, LLC

CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

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12/02/20 BCC AGENDA SHEET

OFFICE COMPLEX
(TITLE 30)

FORT APACHE RD/PEACE WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-20-0450-ZSKSMAZ TOWNSHIP FAMILY TRUST & MALIK UMER TRS.

ZONE CHANGE to reclassify 0.9 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setbacks; 2) alternative landscaping; and 3) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) an office complex; and 2) alternative parking lot landscaping for an office complex in the CMA Design Overlay District.

Generally located on the east side of Fort Apache Road, 300 feet south of Peace Way within Spring Valley (description on file). JJ/al/jr (For possible action)

RELATED INFORMATION:

APN:

163-20-301-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the side street (corner) setback to a minimum of 3 feet where a minimum of 10 feet is required per Table 30.40-4 (a 70% reduction).
- b. Reduce the setback to a street to a minimum of 3 feet where a minimum of 10 feet is required per Table 30.40-4 (a 70% reduction).
- c. Reduce the setback to a street or future right-of-way to a minimum of 3 feet where a minimum of 10 feet is required per Section 30.56.040 (a 70% reduction).
2. a. Permit alternative landscaping along Fort Apache Road where a landscape area per Figure 30.64-17 is required.
- b. Permit alternative landscaping along the CC 215 where a landscaping area per Figure 30-64-4 is required.
3. Reduce driveway throat depth to a minimum of 5 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 93.3% reduction).

DESIGN REVIEWS:

1. An office complex.
2. Permit alternative parking lot landscaping where landscaping per Figure 30-64-14 is required.

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.9
- Project Type: Office complex
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 13,700
- Parking Required/Provided: 55/57

Site Plan

The site is a remnant parcel of right-of-way from the CC 215, which is adjacent to the north and east sides of the parcel. Along the south property line is a dedicated public right-of-way used to provide access to the CC 215. Access to the site is provided by a single driveway from Fort Apache Road. The plan depicts an office complex consisting of 2 buildings with the first located on the northern portion of the site and the second on the southeast corner of the site. Parking for the development is located between the 2 buildings and to the west of the southern building. The plan shows that the southern building will be set back approximately 3 feet from the right-of-way along the southern property line and that both buildings will be set back 5 feet from the CC 215.

Landscaping

The plan depicts a 10 foot wide landscape area along Fort Apache Road consisting of trees, shrubs and groundcover. A minimum 5 foot wide landscape area is depicted along the CC 215 consisting of trees, shrubs and groundcover. There is additional landscaping located in the parking areas and adjacent to the buildings. The required number of trees based on the number of parking spaces is provided and distributed throughout the site.

Elevations

The plans depict 2 office buildings, each building is 1 story with a maximum height of 24 feet. The buildings have flat roofs behind parapet walls. The exterior of the buildings consists of a combination of a stucco finish painted in earth tone colors, decorative metal panels, and aluminum and glass storefronts.

Floor Plans

The 2 buildings will have a total area of 13,700 square feet. The northern building has an area of 5,200 square feet and can be divided into 2 separate lease spaces. The southern building has an area of 8,500 square feet and can be divided into 3 separate lease spaces. The buildings will be constructed as shells with the interior of the buildings to be completed later to meet the needs of the future tenants.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this request is in conformance with the Spring Valley Land Use Plan. The proposed use of the site is in conformance to the range of intensities designated for this site in the land use plans and the use is consistent and compatible with existing and planned land uses in this area. The lot has a unique shape which justifies the requested setback reductions, the alternative landscaping along Fort Apache Road, and the modified driveway design. The proposed landscaping along Fort Apache Road is similar to existing landscape areas that have been provided for commercial development to the west and south. The landscaping per Figure 30.64-4 is not necessary for this project. The development does not need to be buffered from the CC 215 and would benefit from increased exposure to traffic on the CC 215. Additionally the landscape area proposed along the CC 215 for this project is similar to the landscape area provided for the existing commercial development to the south.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (from 8 to 18 du/ac)	R-E & R-3	CC 215, multiple family residential & undeveloped
South	Commercial General	C-2	Office complex
East	Residential High (from 8 to 18 du/ac)	R-E	CC 215 & undeveloped
West	Commercial General	C-2	Shopping center

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Zone Change

The request to reclassify this site to a C-2 zone is in conformance with the Spring Valley Land Use Plan. The C-2 zoning is consistent with the zoning for the existing commercial developments to the south and west and would be a logical expansion of commercial development in this area; therefore, staff can support the zone change.

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waivers of Development Standards #1

The proposed setback reductions are to an unnamed unimproved public right-of-way to the south and to the CC 215 to the east. No direct access is proposed to either right-of-way. The buildings will be located approximately 200 feet from the current travel lane on the CC 215. The site is an odd shaped remnant parcel from the CC 215, which is a unique circumstance to warrant approval of the proposed setback reductions. Therefore, staff finds that the proposed setback reductions will not have an adverse impact on the adjacent developments and can support the setback waivers.

Waivers of Development Standards #2

The proposed landscaping along Fort Apache Road, the CC 215, and within the parking areas is consistent with the existing developments to the west and south. Approval of these waivers would give this proposed development an appearance that will be in character with the existing developments and provide a more uniform streetscape; therefore, staff does not object to the landscape waivers.

Design Reviews

Staff finds that with the approval of the waivers of development standards being requested by the applicant, the proposed project is consistent and compatible with the existing development in this area.

Public Works - Development Review

Waiver of Development Standards #3

Staff finds the request to reduce the throat depth to 5 feet on the ingress side of the driveway is excessive. The design of the southern office building will make the parking spaces adjacent to Fort Apache Road the most sought after as they will provide the most direct access to the building entrance. In order to access those parking spaces, vehicles will need to make an immediate right turn into the parking area and in doing so, traffic may begin to stack into the right-of-way. Since Fort Apache Road is a major arterial street, staff finds that the possibility of vehicles stacking into the right-of-way is too dangerous.

Staff Recommendation

Approval of the zone change, waivers of development standards #1, #2, and the design reviews, denial of waivers of development standards #3.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0400-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

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